

Kauhale Beach Cove 45-180 Mahalani Place Unit 29, Kaneohe 96744 * Kauhale Beach Cove*** \$585,000**

Sold Price: \$570,000	Sold Date: 03-05-2021	Sold Ratio: 97%
Beds: 2	MLS#: 202027351 , FS	Year Built: 1978
Bath: 1/1	Status: Sold	Remodeled:
Living Sq. Ft.: 1,122	List Date & DOM: 10-16-2020 & 82	Total Parking: 2
Land Sq. Ft.: 224,247	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 138	Frontage: Stream/Canal, Waterfront	Building: \$241,700
Sq. Ft. Other: 0	Tax/Year: \$132/2020	Land: \$309,600
Total Sq. Ft. 1,260	Neighborhood: Mahalani	Total: \$551,300
Maint./Assoc. \$813 / \$0	Flood Zone : Zone X - Tool	Stories / CPR: Two / No
Parking: Assigned, Covered - 2, Tandem	Frontage: Stream/Canal, Waterfront	
Zoning : 03 - R10 - Residential District	View: Coastline, Ocean	

Public Remarks: Welcome to Kaneohe's best kept secret, Kauhale Beach Cove, with RARE ocean frontage. This gated community is very private, serene, and beautifully landscaped. A water lover's dream, with it's own boat ramp ideal for fishing or swimming. This resort type atmosphere also enjoys a pool, jacuzzi, and clubhouse for entertaining or simply relaxing. This split level unit features a remodeled (open concept) kitchen, living area, and 1/2 bath downstairs along with a very private lanai. There are 2 additional bedrooms with a shared bath upstairs. The master even has a peek a boo view of the water and it's own lanai. There is covered parking (tandem stalls) and extra storage nearby. Don't miss this opportunity to own a part of this fabulous community. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
45-180 Mahalani Place 29	\$585,000	2 & 1/1	1,122 \$521	224,247 \$3	138	67%	1	82

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
45-180 Mahalani Place 29	\$132 \$813 \$0	\$309,600	\$241,700	\$551,300	106%	1978 & NA

Address	Sold Price	Sold Date	Sold Ratio	Original Ratio	Sold Terms
45-180 Mahalani Place 29	\$570,000	03-05-2021	97%	97%	Conventional

[45-180 Mahalani Place 29](#) - MLS#: [202027351](#) - Welcome to Kaneohe's best kept secret, Kauhale Beach Cove, with RARE ocean frontage. This gated community is very private, serene, and beautifully landscaped. A water lover's dream, with it's own boat ramp ideal for fishing or swimming. This resort type atmosphere also enjoys a pool, jacuzzi, and clubhouse for entertaining or simply relaxing. This split level unit features a remodeled (open concept) kitchen, living area, and 1/2 bath downstairs along with a very private lanai. There are 2 additional bedrooms with a shared bath upstairs. The master even has a peek a boo view of the water and it's own lanai. There is covered parking (tandem stalls) and extra storage nearby. Don't miss this opportunity to own a part of this fabulous community. **Region:** Kaneohe **Neighborhood:** Mahalani **Condition:** Above Average **Parking:** Assigned, Covered - 2, Tandem **Total Parking:** 2 **View:** Coastline, Ocean **Frontage:** Stream/Canal, Waterfront **Pool:** **Zoning:** 03 - R10 - Residential District **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number